



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 26 April 2017 at 7.00 pm

PRESENT: Councillors Agha (Vice-Chair, in the Chair), Colacicco (substitute for Councillor Marquis), Daly (substitute for Councillor Pitruzzella), Hylton, Long, Moher and Maurice

Apologies for absence were received from Marquis, J Mitchell Murray and Pitruzzella

1. Declarations of personal and prejudicial interests

60 Neasden Lane

Councillor Long declared that she had attended a consultation event in her capacity as ward councillor.

633-635 Harrow Road, Wembley (Ref. 16/4666)

Councillor Daly declared that as she had in the past stated her opposition to the application, she would withdraw from the meeting room and not take part in the discussion or voting on the application.

Approaches

Councillor Maurice stated that he had been approached by the applicant for 633-635 Harrow Road..

2. Minutes of the previous meetings held on 15 and 23 March 2017

RESOLVED:-

that the minutes of the previous meeting held on 15 and 23 March 2017 be approved as an accurate record of the meeting.

3. 16/0547/PRE - 60 Neasden Lane NW10

Deepa Joshi and Adam Johnson Francis gave a presentation on the development and responded to questions. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were:

- Potential overlooking
- Servicing arrangements - – need to ensure refuse collection, servicing, deliveries etc work properly
- Loss of locally significant site
- Level of affordable housing of 31% (far below the 50% requirement)
- Insufficient number of family dwelling units.

4. 17/0117/PRE - Green Car Park, Olympic Way/First Way, Wembley, HA9 Quintain Plot E05

Fareed Lalani and Richard Harvey gave a presentation on the proposed development and responded to questions. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were:

- Concerns about the transient nature of the accommodation and its ability to generate a community living.
- Mix and quality of accommodation
- Concentration of smaller units and low proportion of large units.
- Landscaping
- Maintenance of corridors
- Request to consult with London Borough of Harrow on the proposal in respect of views from Harrow on the Hill.

5. 17/0118/PRE - Quintain “Fulton Quarter”, Stadium Retail Pak and Fountain Studios, Wembley Park Drive, Wembley, HA9 Quintain Fulton Quarter

Brett Harbutt and Colin Veitch gave a presentation on the proposed development and responded to questions. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were:

- Place making
- Retail offer (local concern about loss of supermarket and need to ensure retail in new developments meets local needs)
- Loss of town centre parking
- Sense of community
- Public art to enhance the area
- Energy supplier
- Air quality reduction measures.

6. 16/4666 - 633 & 635 Harrow Road, Wembley, HA0 2ET

PROPOSAL: Demolition of Nos 633 and 635 Harrow Road and detached double garage and erection of a new three storey block providing 8 self-contained flats (1 x 1bed, 5 x 2bed and 2 x 3bed) whilst retaining existing vehicular crossovers from Harrow Road and Dalmeny Close, provision for car, cycle and bike parking, bin stores and landscaping.

RECOMMENDATION: Grant planning permission subject to conditions as amended in conditions 2, 8, and 9 and a car free development to secure the matters set out in the report.

David Glover (Area Planning Manager) introduced the scheme and referenced the revisions to the scheme to address the concerns expressed by members at a previous meeting. He highlighted revised drawings on screening, reduction of rear balcony to flat 6 to reduce overlooking, the provision of an additional car parking space to reduce parking over spill, relocation of the bin and bike store, measures to reduce stacking and improve sound insulation. In addition the applicant had agreed to a condition for a car free development. He then answered members' questions on notification to residents

Niral Babla addressed the Committee and responded to members' questions. He reiterated his objection to the proposed development for the following reasons; inadequate rear balcony; overlooking to 631 Harrow Road; out of character with the properties in the area. He added that the proposed condition for a car free development would not address the parking overspill that would ensue. Mr Babla alleged that as a result of inadequate notice of the meeting, some of the residents had not been made aware of the meeting.

In accordance with the provisions of the Planning Code of Practice, Councillor Daly, ward member declared that she had been approached by the objectors and that he had in the past expressed objections to the proposal. Speaking on behalf of the other ward members, Councillor Daly stated despite the revisions by the applicant, the scheme would be an overdevelopment of the site to the detriment of future occupiers. The issues relating to overlooking, overbearing, stacking, inadequate amenity space and poor design had not been addressed.

After addressing the Committee Councillor left the meeting room during the consideration of this application.

Phillip Norvill, applicant's agent addressed the Committee and answered members' questions. He outlined the revisions to the scheme which included adequate separation distances, privacy screening to overcome potential overlooking, the provision of an additional car parking space and amenity space which exceeded the Council's requirement. He continued that due to its siting and footprint, the proposal would not be out of character with the area and added that the minor unavoidable stacking was not sufficient to warrant a refusal.

DECISION: Granted planning permission as recommended.
(Voting: For 5; Against 0; Abstention 1)

7. 17/0696 - 57 Draycott Avenue, Harrow, HA3 0BL

PROPOSAL: Demolition of existing care home building and erection of a two storey building with a converted loft space and basement level to provide 5 self-contained flats (2 x 3 bed and 3 x 2 bed) with associated car and cycle parking spaces, bin stores, amended drop kerb and landscaping

RECOMMENDATION: That planning permission be GRANTED subject to conditions and informatives to secure following matters set out in the report.

David Glover (Area Planning Manager) introduced the report and with reference to the supplementary report informed members that the recommendation in the main report was incorrect as the application had not been appealed. He therefore corrected the recommendation as set out in the column above.

DECISION: Granted planning permission as recommended.
(Voting: For 7; Against 0; Abstention 0)

8. 17/0328 - Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design Quintain Plot NW06

PROPOSAL: Variation of the following conditions of hybrid planning consent 15/5550:

- revised parameter plans 04-13 and the listing of these replacement plans under revised conditions 4, 5, 16 and 25
- reserved matters details for Plot W06 pursuant to condition 1 (layout, scale, appearance, access and landscaping), and the listing of the detailed drawings for Plot W06 under revised conditions 4

AND

- Discharge of conditions 1 (layout, scale, appearance, access and landscaping), 19(h) (wind), 19(k) (internal layout of buildings), 19(i) (access), 19(m) (daylight), 19(n) (private external space), 38 (air quality) and 49 (indicative phasing) for Plot W06 relating to Hybrid planning application reference 15/5550

RECOMMENDATION: That the Committee resolve to grant planning permission, subject to the Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended, as agreed as a part of the original hybrid planning consent (reference 15/5550) covering Affordable Housing; Highways; Neighbourliness, Public Realm - open space, roads etc; School; Community; Sustainability; Employment and Training; and Public Art.

That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report and to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

David Glover (Area Planning Manager) introduced the scheme and answered members' questions.

Brett Harbutt and Benedict Keen (applicant's agents) addressed the Committee and answered members' questions on mix of units, level of retail space, management of public realm and details of noise attenuation submitted.

DECISION: Granted planning permission as recommended and an informative for an expert view on anti-social behaviour requirements.

(Voting: For 6; Against 1; Abstention 0)

9. 17/0462 - Land north east of Wembley Stadium, Engineers Way, Wembley, HA0 Quintain Plot E01 to E02

PROPOSAL: Reserved matters application for the access, appearance, landscaping, layout and scale for Plot E01/E02, comprising the construction of a building with four blocks, ranging from 12 to 15 storeys in height, providing 633 residential units within the private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings). The proposal also provides private communal residential landscaped gardens; a Multi-Use Games Area (MUGA); 3,376 sqm (GEA) of non-residential floorspace; together with ancillary space, and associated plant, cycle storage, refuse provision and associated infrastructure; and a lower ground basement with the future potential for 192 car parking spaces, subject to approval under condition 11 of outline planning permission ref: 15/5550

This application has been submitted in pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping), 19h (Wind), 19k (Internal Layout of Buildings), 19l (Access), 19m (Daylight), 19n (Private External Space), 38 (Air Quality) and 49 (Indicative Phasing) of Outline planning permission reference 15/5550:

RECOMMENDATION: That the Committee resolve to approve the reserved matters (Condition 1) and the details pursuant to conditions 19h (Wind), 19k (Internal Layout of Buildings), 19l (Access), 19m (Daylight), 19n (Private External Space), 38 (Air Quality) and 49 (Indicative Phasing) in relation to plots E01 and E02

That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report and to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

David Glover (Area Planning Manager) introduced the scheme and answered members' questions. Members heard that the proposed development for Plots E01/E02 would create a high quality, mixed use development that followed the aspirations and key principles of the wider Wembley Park Masterplan. Overall the proposals were in material compliance with the principles established under

outline planning permission (reference 15/5550) by way of layout, scale, appearance, landscape and access and accorded with the relevant planning policies and guidance.

Brett Harbutt and James Chama (applicant's agents) addressed the Committee and answered members' questions on affordable units, arrangement for disabled persons' parking and management of the multi-use games area (MUGA).

DECISION: Granted the reserved matters be approved as recommended.
(Voting: For 5; Against 2; Abstention 0)

10. Any Other Urgent Business

None.

The meeting closed at 10.50 pm

A AGHA
Vice Chair in the Chair